

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 15, 2020

A meeting of the Planning Commission will be held **Wednesday, July 15, 2020, at 5:00 p.m.**, virtually via Zoom Webinar. Use the following link for online access:

https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ. To access via phone, dial 1 (301) 715-8592. When prompted, enter meeting ID# 853 0771 7064. **Call (843) 724-3788 if you are experiencing technical difficulties.** The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/agendacenter the Friday prior to the meeting. Meeting slides will be posted to www.charleston-sc.gov/pc the day of the meeting.

Public Comment Instructions:

Please use **one** of the following methods to request to speak at the meeting or provide comments for the Commission. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, July 15th:

1. Request to speak or leave a comment by calling 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Sign up to speak or leave comments for the Planning Commission by completing the form at <http://innovate.charleston-sc.gov/comments/>;
3. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, **you must provide the meeting date and project, your name, address, and telephone number;**
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered:

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission June 2020 meeting.

CITY PLAN UPDATES

Updates and discussion regarding the Charleston City Plan.

REZONINGS

1. **Lochaven Dr (off Glenn McConnell Pkwy – West Ashley) TMS # 3060000090** – approx. 3.0 ac.
Request rezoning from General Office (GO) to Business Park (BP).
Owner: The Whitfield Company
Applicant: Jonathan L. Yates
2. **Sheppard St PUD (Harleston Village – Peninsula) TMS # 4600404074, 078, 080, 086** – approx. 1.386 ac. Request rezoning from General Business (GB), Limited Business (LB) and Accommodations Overlay to Planned Unit Development (PUD) (Sheppard St).
Owner: King and Sheppard Partners, LLC; Sheppard Parking LLC; and Lowcountry Marketing Group, LLC
Applicant: Womble Bond Dickinson (US) LLP

3. **Laurel Island, TMS # 4640000006, 002, 023, 038, 4590200013, and 4611303024** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).
FOR INFORMATION ONLY, NO ACTION REQUESTED.

Owners: Charleston County and LRA Promenade North LLC
Applicant: Reveer Group

ORDINANCE AMENDMENTS

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by replacing Part 16 (Cluster Development) of Article 2 (Land Use Regulations) with a new Part 16 (Conservation Development) and by adding relevant definitions to Sec. 54-120 of the Zoning Ordinance.
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of single affordable housing as a conditional use within multiple base zoning districts. **(As amended)**
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston.

ZONINGS

1. **416 Riverland Dr (Green Acres – James Island) TMS # 3431000002** – approx. 0.26 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.
Owner: W. Coleman and Christina M. Lawrimore
2. **450 Riverland Dr (Green Acres – James Island) TMS # 3431000019** – approx. 0.5 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.
Owner: Whitney and Alexander Pasquini
3. **Property on Savannah Highway (West Ashley) TMS # 3070500015** – approx. 6.68 ac. Request zoning of General Business (GB). Zoned Single-family Residential (R-4) in Charleston County.
Owner: John McLeod Bradham et al
4. **2118 and 2120 Saint James Dr (Riverland Terrace – James Island) TMS # 3430200072** – approx. 0.23 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.
Owner: Claire Witbeck
5. **1720 Pinecrest Rd (Pinecrest Gardens – West Ashley) TMS # 3511200038** – approx. 0.22 ac. Request zoning of Single-family Residential (SR-2). Zoned Single-family Residential (R-4) in Charleston County.
Owner: Elizabeth White
6. **Summerville Ave (Peninsula Neck) TMS # 4640200107** – approx. 1.40 ac. Request zoning of General Business (GB). Previously unzoned right-of-way.
Owner: 1834 Summerville Ave LLC
Applicant: City of Charleston
7. **Portion of right-of-way at southeast corner of Fishburne St & Coming St (Westside - Peninsula) TMS # to be assigned** – approx. 0.14 ac. Request zoning of Mixed-Use/Workforce Housing (MU-1/WH). Currently unzoned right-of-way.

Owner: SCDOT
Applicant: City of Charleston

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2021.

CONTINUING EDUCATION REQUIREMENTS

Review of continuing education requirements and upcoming opportunities.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.